* AREA STATEMENT *

FLOOR	BUILDING NAME								
	BLDG KATIA	BLDG LAURA	BLDG MABEL	BLDG NAUDO	BLDG OSANE	BLDG PATRICIA	BLDG QUERIDA	BLDG RODAS	TOTAL
GROUND FLOOR COMMERCIAL	288.865	265.769	0.000	0.000	0.000	0.000	0.000	0.000	554.634
GROUND	0.000	0.000	10.430	10.430	10.430	10.430	10.430	10.430	62.580
1ST	353.330	353.330	426.010	426.010	394.145	362.280	394.145	362.280	3071.490
2ND	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
3RD	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
4TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
5TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
6TH	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
7th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
8th	327.095	327.095	390.934	390.934	358.840	327.095	359.198	327.515	2808.706
9th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
10th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
11th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
12th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
13th	362.280	362.280	426.010	426.010	394.145	362.280	394.145	362.280	3089.430
TOTAL	**4954.850**	**4931.254**	**5513.484**	**5513.484**	**5099.010**	**4684.835**	**5099.368**	**4685.305**	**40481.140**
SOCIETY OFFICE	90.155								
TOTAL AREA	40571.295								

** Parking Requirements

Occupancy	One parking space for every	No of Tenements	Non compressed required		required parking		Total proposed parking	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
			12.5	2	12.5	2	12.5	2
			Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
			2.5x5	1x2	2.5x5	1x2	2.5x5	1x2
Commercial	100 sq. m. built up area ortfaction thereof	333.798	2	6	7	20	360	0
Residential	(a) For every two tenements with each tenement having carpet area less than 30 Sq.m.	668	0	4	0	1336		
	(b) For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80sq.m.	156	1	5	78	390		
TOTAL					85	1746		
VISITOR'S PARKING 5%					4	87		
Multiplying Factor 0.8					73	1466		
Composite Parking For Every 5 Scooter X 1 Car					244	0		
TOTAL REQUIRED PARKING					**315**	**0**	**360**	**0**

EWS / LIG UNIT CALCULATION

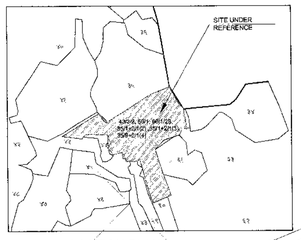
REQUIREMENT AS PER UDCPR Reg.No.7.3.2 for EWS /LIG HOUSING	REQUIRED NO OF UNITS	NO OF UNITS PROVIDED
40% UNITS LESS THAN 30.00 SQ.MT. CARPET	329.6	668
60% UNITS LESS THAN 50.00 SQ.MT. CARPET	494.4	156
TOTAL	824	824

Additional Requirements In Case Of Housing Scheme As Per Modified Draft DCPR

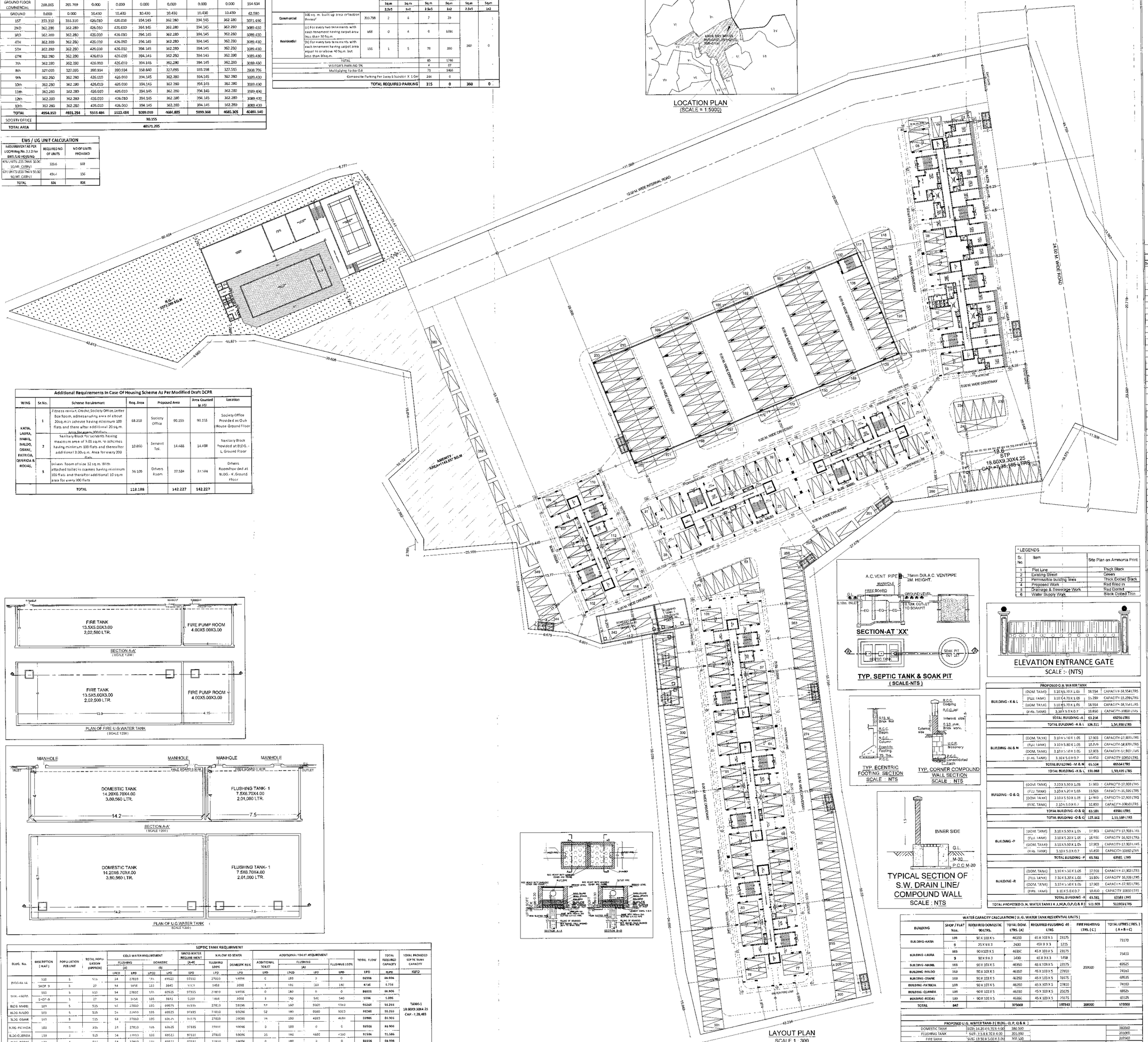
WING	Sr.No.	Scheme Requirement	Req. Area	Proposed Area		Area Counted in FSI	Location
KATIA, LAURA, MABEL, NAUDO, OSANE, PATRICIA, QUERIDA & RODAS,	1	Fitness center, Creche, Society Office, Letter Box Room, admeasuring area of about 20sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. area for every 200 flats.	68.218	Society Office	90.155	90.155	Society Office Provided as Club House Ground Floor
	2	Sanitary Block for servants having maximum area of 9.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00sq.m. Area for every 200 flats.	13.860	Servant Toi.	14.488	14.488	Sanitary Block Provided at BLDG. - L Ground Floor
	3	Drivers Room of size 12 sq.m. With attached toilet in scemes having minimum 100 flats and therafter additional 10 sq.m area for every 100 flats	36.109	Drivers Room	37.584	37.584	Drivers RoomProvided at BLDG. - K Ground Floor
		TOTAL	118.188		142.227	142.227	

SEPTIC TANK REQUIREMENT

BLDG. No.	DESCRIPTION [FLAT]	POPULATION PER UNIT	TOTAL POPULATION (APPROX)	COLD WATER REQUIRMENT				GROSS WATER REQUIRE-MENT (A+B)	W.R.TO ID SEWER		ADDITIONAL TOILET REQUIRMENT				TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED SEPTIC TANK CAPACITY
				FLUSHING (A)		DOMESTIC (B)			FLUSHING 100%	DOMESTIC 85%	ADDITIONAL TOILET	FLUSHING (A)		FLUSHING 100%			
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD	LPD	LPCD	LPD	LPD	LPD	KLPD	KLPD
BLDG-KATIA	1BR	5	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86906	86.906	TANK-1 18.60X9.30X4.25 CAP.-1,28,483
	SHOP -9	3	27	54	1458	135	3645	5103	1458	3098	1	180	180	180	4736	4.736	
BLDG-LAURA	1BR	5	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86906	86.906	
	S+OT-9	3	27	54	1458	135	3645	5103	1458	3098	1	180	180	180	4736	4.736	
BLDG-MABEL	1BR	5	515	54	27810	135	69525	97335	27810	59096	57	180	9360	9360	86456	86.456	
BLDG-NAUDO	1BR	5	515	54	27810	135	69525	97335	27810	59096	52	180	9360	9360	86456	86.456	
BLDG-OSANE	1BR	5	515	54	27810	135	69525	97335	27810	59096	26	180	4680	4680	86906	86.906	
BLDG-PATRICIA	1BR	5	515	54	27810	135	69525	97335	27810	59096	0	180	0	0	86906	86.906	
BLDG-QUERIDA	1BR	5	515	54	27810	135	69525	97335	27810	59096	26	180	4680	4680	91586	91.586	
BLDG-RODAS	1BR	5	551	54	27810	135	69525	97335	27810	59096	0	180	0	0	86906	86.906	
TOTAL																728.483	728.483 KLPD



LOCATION PLAN
(SCALE = 1:5000)



LAYOUT PLAN
SCALE 1 : 300

SECTION-AT 'XX'

TYP. SEPTIC TANK & SOAK PIT
(SCALE-NTS)

TYP. ECENTRIC FOOTING SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

ELEVATION ENTRANCE GATE
SCALE :- (NTS)

* LEGENDS			
Sr. No.	Item	Site Plan on Ammonia Print	
1	Plot Line	Thick Black	
2	Existing Street	Green	
3	Permissible building lines	Thick Dotted Black	
4	Proposed Work	Red filled in	
5	Drainage & Eleverage Work	Red Dotted	
6	Water Supply Work	Black Dotted Thin	

PROPOSED O.H. WATER TANK				
BUILDING - K & L	(DOM. TANK)	3.10 X 5.70 X 1.05	18.554	CAPACITY-18,554 LTRS
	(FLU. TANK)	3.10 X 4.70 X 1.05	15.299	CAPACITY-15,299 LTRS
	(DOM. TANK)	3.10 X 5.70 X 1.05	18.554	CAPACITY-18,554 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
		TOTAL BUILDING -A :	63.256	63256 LTRS
		TOTAL BUILDING -K & L :	126.511	1,54,936 LTRS
BUILDING -M & N	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.80 X 1.05	18.879	CAPACITY-18,879 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
		TOTAL BUILDING -M & N :	65.534	65534 LTRS
		TOTAL BUILDING -K & L :	131.068	1,59,495 LTRS
BUILDING - O & Q	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
		TOTAL BUILDING -O & Q :	63.581	63581 LTRS
		TOTAL BUILDING -O & Q :	127.162	1,59,580 LTRS
BUILDING -P	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
		TOTAL BUILDING -P :	63.581	63581 LTRS
BUILDING -R	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FLU. TANK)	3.10 X 5.20 X 1.05	16.926	CAPACITY-16,926 LTRS
	(DOM. TANK)	3.10 X 5.50 X 1.05	17.903	CAPACITY-17,903 LTRS
	(FIRE. TANK)	3.10 X 5.0 X 0.7	10.850	CAPACITY-10850 LTRS
		TOTAL BUILDING -R :	63.581	63581 LTRS
TOTAL PROPOSED O. H. WATER TANK (K,L,M,N,O,P,Q & R) :			511.908	512909 LTRS

WATER CAPACITY CALCULATION [U. G. WATER TANK RESIDENTIAL UNITS]

BUILDING	SHOP / FLAT Nos.	REQUIRED DOMESTIC 90 LTRS.	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING 45 LTRS.	FIRE FIGHTING LTRS. (C)	TOTAL LITRES (RES.) (A + B + C)
BUILDING-KATIA	109	90 X 109 X 5	46350	45 X 103 X 5	23175	73170
	9	25 X 9 X 3	2430	45X 9 X 3	1215	
BUILDING-LAURA	103	90 X 103 X 5	46350	45 X 103 X 5	23175	73413
	9	90 X 9 X 3	2430	45 X 9 X 3	1458	
BUILDING -MABEL	103	90 X 103 X 5	46350	45 X 103 X 5	23175	69525
BUILDING -NAUDO	103	90 X 103 X 5	46350	45 X 103 X 5	27810	74160
BUILDING -OSANE	103	90 X 103 X 5	46350	45 X 103 X 5	23175	69525
BUILDING -PATRICIA	103	90 X 103 X 5	46350	45 X 103 X 5	27810	74160
BUILDING -QUERIDA	103	90 X 103 X 5	46350	45 X 103 X 5	23175	69525
BUILDING -RODAS	103	90 X 103 X 5	46350	45 X 103 X 5	23175	69525
TOTAL	842		375660		197343	200000 573003

PROPOSED U.G. WATER TANK-2 (BLDG.- O, P, Q & R)			
DOMESTIC TANK	SIZE- 14.20 X 6.70 X 4.00	380,560	382560
FLUSHING TANK	SIZE- 7.5 X 6.70 X 4.00	201,000	201000
FIRE TANK	SIZE- 13.50 X 5.00 X 3.00	202,500	207900
		TOTAL PROVIDED WATER TANK-2 CAPACITY	790860

STAMP OF APPROVAL 01/13

पनवेल महानगरपालिका
वॉर्ड- CIDCO सेक्टर -
प्रेषक अभिय.यु.क.र.प.यु.क.(पत्रचे क./टिप-क/)
यु.क्र.:-2431/312 of 2022 मध्ये नियोजित दुरुस्तीस/
फेरबदल करणेबाबत/बांधकामाचे नकाशास व
बांधकामाचे ना.क. नकाशे/साठी/ 2956 to 2961-R
2966 to 2972 दिनांक 24/10/2022
सर्वांना लागू, खारीज अधिन राहून नकाशांस सशर्त रंगीत
दुरुस्त फेरबदलास मंजूर.

सा. आयुक्त यु.व संचालक नगररचना

पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल-रायगड
PANVEL-RAIGAD

PROFORMA -I : AREA STATEMENT

AREA STATEMENT

Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered)	24660.000
	(a) As Per Ownership Document (7/12, CTS extract)	24660.000
	(b) As Per Measurement Sheet	37696.400
	(c) As Per Site	0.000
2	Deductions for	
	(a) Area Under Existing Road	0.000
	(b) Proposed D.P. Road	1982.307
	(C) Any Under Reservation , if	0.000
	(Total a+b+c)	1947.307
3	Balance area of plot (1-2)	22697.693
4	Amenity Space (if applicable)	
	(a) Required -	1134.885
	(b) Adjustment of 2(b), if any -	3143.537
	(c) Balance Provided -	0.000
5	Net Plot Area (3-4 (c))	21554.156
6	Recreational Open Space (if applicable)	
	(a) Required	2155.416
	(b) Proposed -	4150.299
7	Internal Road Area	N.A.
8	Plotable Area (if applicable)	N.A.
9	Built up area with refrence to Basic F.S.I. As per front road width (Sr.No. 5A table FSI 1.0)	21554.156
10	Additional FSI OR On Payment Of Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.5)	10777.078
	(b) Proposed FSI on payment of premium now	0.000
	(c) Total Proposed FSI or, Payment of Premium (a + b)	0.000
11	In-situ FSI / TDR loading	
	(a) In situ area against D.P. Road (2.0 x Sr.No.2 (a)), if any	3889.614
	(b) In situ area against Amenity Space if handed over (2.0 or 1.85 X Sr.No.4 (c))	0.000
	(c) TDR area	0.000
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3889.614
12	Additional FSI area under Chapter No.7	N.A.
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	25443.770
	(b) Proposed Commercial BUA	554.634
	(c) Ancillary Area FSI upto 60% with payment of charges for Residential (24864.136*60%)	14918.482
	(d) Ancillary Area FSI upto 80% with payment of charges for Commercial (554.634*80%)	443.707
	(e) Ancillary Area FSI proposed on payment of charges	15374.189
	(f) Total entitlement of (a+c)	40817.959
15	Total Built-up Area in proposal (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Commercial Built-up Area (as per 'P-line')	331.798
	(c) Proposed Residential Built-up Area (as per 'P-line')	40237.497
	(d) Total (a+b+c)	40569.295
17	Balance Ancillary FSI	248.664

CONTENTS OF SHEET

LAYOUT PLAN,PLOT AREA CALCULATION DIAGRAM, RECREATIONAL AREA CALCULATION DIAGRAM,AREA STATEMENT,SERVICES PLAN,SEPTIC TANK & SOAKPIT SECTION,DETAILS OF U.G. TANK,ENTRANCE GATE DETAILS,TYPICAL SECTION OF S.W. DRAIN LINE / COMPOUND WALL,ECCENTRIC FOOTING SECTION,DETAILS OF R.W.H. TANK &RECHARGE PIT,REQUIRED WATER CAP. CALCULATION,SEPTIC TANK CAP. CALCULATION,LEGENDS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 30/July/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/s. Arihant Superstructures Ltd

(NAME & SIGNATURE OF DIRECTOR)

NAME OF THE OWNER & SIGNATURE

M/s. Arihant Superstructures Ltd

ASHOK CHHAJER
(NAME & SIGNATURE OF DIRECTOR)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN THE SITE / PLOT OF LAND ON SURVEY NO. 44/3/2, 59/2, 60/1/2B, 35/1+2/1(2) , 35/11+2/1(3) , 35/9+2/1(4) VILLAGE - GHOT,TALUKA - PANVEL, DISTRICT - RAIGAD.

ARCHITECT NAME & SIGN

NEHA JAIN
REG NO : CA/2008/43603

DATE	DRAWN BY	CHKD. BY	SCALE	NORTH
19-03-22	Jayashri		1:100	

AN.ARCH
ARCHITECT & PLANNERS
Office no.20&21,-Raheja Arcade, Sec-11,Plot no.61,CBD Belapur-400614, contact no.-022-27562106, mail i.d-anarchitect@gmail.com

DESIGN WITH A DIFFERENCE